



17 COCKTHORPE CLOSE
HARBORNE, BIRMINGHAM B17 8SD

Robert Powell
RESIDENTIAL SALES & LETTINGS



17 COCKTHORPE CLOSE

HARBORNE

£475,000

A superbly refurbished, redesigned, and extended four bedroomed property situated in a quiet cul-de-sac location. Two reception rooms, dining kitchen, cloakroom, utility, master bedroom with en suite, two further double bedrooms and a single bedroom. Smart house bathroom. Good driveway parking to the front, large garden to the rear.

Situation

Cockthorpe Close is a private residential cul-de-sac off Sir Richards Drive, situated in the prestigious suburb of Harborne, some five miles to the west of Birmingham City Centre. The amenities of Harborne High Street are just over a mile away and the nearby A456 Hagley Road offers regular bus services into and out of the city centre.

Description

17 Cockthorpe Close is a modern mid-terraced property which underwent a high specification refurbishment in 2022 which was completed to a high standard. In addition, a garage conversion and rear extension brings the stylish and well-balanced family accommodation up to a generous 1,190 sq ft (110 sq m). Particular features of the specification include:-

- Replacement uPVC double glazed windows and doors
- Replacement boiler and central heating system including contemporary radiators and Nest control
- Quality new internal doors throughout
- New flooring throughout including porcelain tiles to ground floor and carpeting to stairs and first floor
- Luxury bathroom and en suite with Grohe fittings.
- Stylish contemporary handle-less kitchen with quality Siemens and Bosch appliances
- Full rewiring
- Smart block paved driveway
- Landscaped rear garden including large paved terrace

Accommodation

The reception hall immediately gives an impression of a modern contemporary house with polished porcelain tiled flooring and glass balustrading to the staircase. To the right-hand side, forming part of the garage conversion, is a utility room and a cloakroom WC. To the left-hand side of the hall are the two reception rooms. The dining room/second sitting room has picture window to the front, and the larger main living room has sliding doors to the garden and a feature fitted

media wall unit with LED backlighting. The breakfast kitchen also has sliding doors to the garden and has sleek and modern pale grey handle-less units with complimentary slate-effect laminate worktops. Appliances include Siemens electric oven, Bosch 5 ring gas hob with extractor over, Bosch slimline dishwasher.

Upstairs, the main bedroom has access to a private balcony to the front as well as a well-appointed en suite shower room. Bedroom 2 also has access to a private balcony, overlooking the rear garden. Bedroom 3 will comfortably accommodate a double bed whereas bedroom 4 is a single room or an ideal home office but is currently used as a dressing room. The family bathroom is striking, with contrasting black and white marble effect tiling, bath with shower over and crittall shower screen, WC, wash basin with fitted vanity unit and LED mirror above.

Outside

To the front of the house is a block paved driveway providing parking for up to 3 cars. To the rear is a surprisingly large south-facing garden which stretches some 90 feet from the back of the house. There is a large paved terrace with steps up to the good-sized lawn with wooded area to the far end.

General Information

The property is understood to be freehold however it forms part of the prestigious Calthorpe Estate and is subject to the Estate's Scheme of Management, a copy of which is available via the agents upon request There is an estate charge payable which includes upkeep of the road and covers external decoration of the properties. The charge is approximately £900 per annum. The agent has not checked the legal documents to verify the Freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Council Tax: Band C

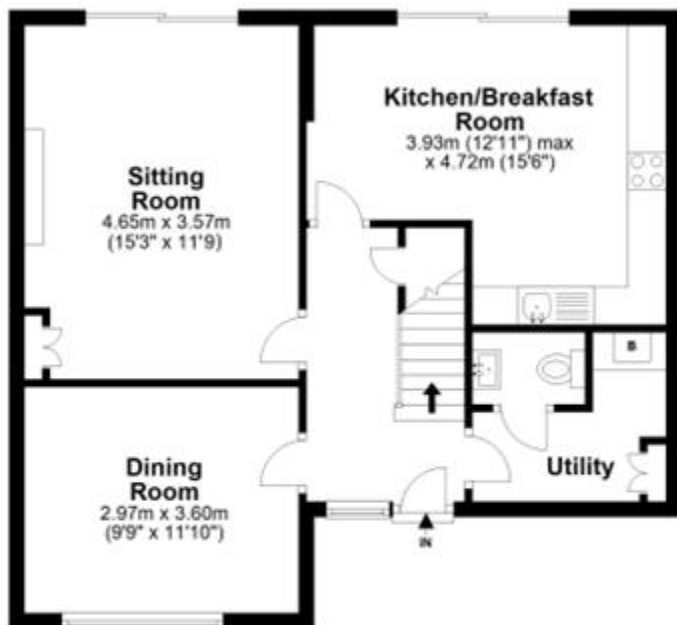
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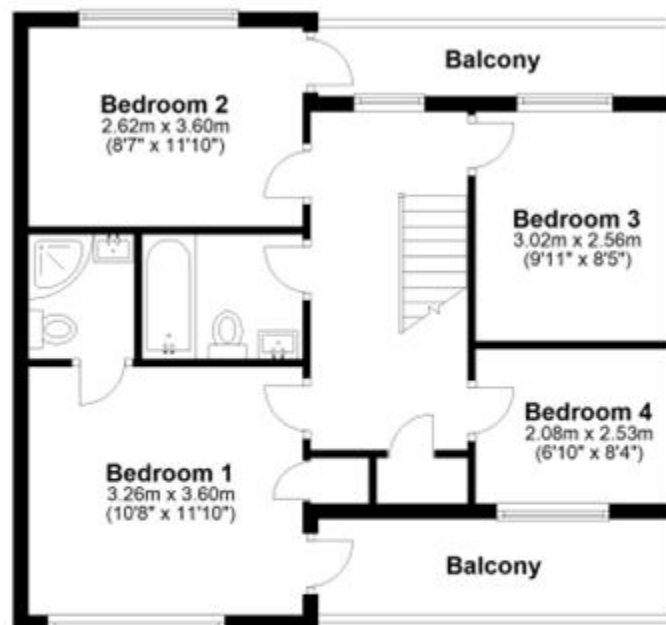
Ground Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 110.7 sq. metres (1191.3 sq. feet)

Disclaimer
Floorplan for illustrative purposes only
Measurements are approximate and not to scale
Please re-check all information before making any decisions
For more information please contact the agent

17 Cockthorpe Close, Harborne

Note

Balconies are excluded from the area figures



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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